

Williamstown Rental Housing Co-operative Policy Document

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Policy Name:	Evictions
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1. Introduction

Williamstown Rental Housing Co-operative Ltd aims to provide long-term, affordable quality housing to people on low incomes.

The WRHC recognises that there will be occasions when a tenancy will end. This may be due to the tenant providing vacant possession or in some circumstances due to a forced termination or eviction.

As a landlord WRHC must comply with the Residential Tenancies Act 1997 (RTA) at all times when dealing with tenancy matters.

2. Purpose

To document WRHC's policy for dealing with the eviction of a tenant.

3. Scope

This policy applies to all tenancies being managed by WRHC.

4. Relevant Co-op Objectives

To maintain affordable low-cost rental housing for all low-income earners as an alternative to home ownership.

5. Policy

This policy deals with evictions or forced terminations and ending of fixed term tenancy agreements. This may be due to:

- being in breach of tenancy obligations as per the RTA;
- the end of a fixed term tenancy agreement.

The WRHC is committed to ensuring that the eviction of a tenant is a last resort action taken only after exhausting all reasonable steps to prevent an eviction occurring.

Where there is an established breach of a tenancy obligation by a tenant, the tenant will be supported to resolve the issue and to maintain their accommodation where and when possible.

WRHC will not show favour to its tenants when it comes to breaches of a tenancy agreement based on their membership to the Co-operative.

It will remain the tenant's responsibility to abide by any agreement, including those made by Order of the Residential Tenancies Tribunal.

WRHC accepts that due to the severity of some breaches, negotiations to maintain a tenancy may not be possible, including but not limited to acts of violence, repeat breaches, and malicious and/or intentional damage.

Where there is a serious breach of tenancy, WRHC will act promptly and in accordance with the Residential Tenancies Act.

6. Responsibilities

The Housing Administrator, in conjunction with the Board, to implement the policy.

7. Definitions

8. Related Documentation

Residential Tenancies Act, 1997

Consumer Affairs Booklet 'Renting a Home – A Guide for Tenants and Landlords'

Rules of WRHC

Legislation and standards

Residential Tenancies Act, 1997

Transparency and accessibility

This policy will be available on the WRHC website

www.williamstownhousingcoop.org.au